

# Nine Mile Corner PD-DP Amendment No. 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST  
AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

47.21 ACRES  
PDA-001115-2019

03781994 05/04/2020 03:52 PM

RF: \$73.00 DF: \$0.00 Page: 1 of 7

Electronically recorded in Boulder County Colorado. Recorded as received.

## LEGAL DESCRIPTION - OVERALL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 38064" IN A RANGE BOX FOR THE CENTER-NORTH 1/16 CORNER OF SECTION 34, AND MONUMENTED ON THE EAST BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 16406" FOR THE NORTH 1/16TH CORNER COMMON TO SECTIONS 34 AND 35, AND IS ASSUMED TO BEAR N89°54'51"E.

COMMENCING AT SAID CENTER-NORTH 1/16 CORNER OF SAID SECTION 34;

THENCE WITH SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, N89°54'51"E A DISTANCE OF 57.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 107TH STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF NORTH 107TH STREET, N00°23'00"W A DISTANCE OF 1,388.64 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF ARAPAHOE ROAD AND A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°39'37", HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 33.24 FEET, AND WHOSE CHORD BEARS N66°05'34"E, A CHORD DISTANCE OF 33.01 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, N77°55'23"E A DISTANCE OF 112.36 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°58'22", HAVING A RADIUS OF 1,718.50 FEET, AN ARC LENGTH OF 59.17 FEET, AND WHOSE CHORD BEARS N78°54'34"E, A CHORD DISTANCE OF 59.17 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, N79°53'45"E A DISTANCE OF 166.45 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°13'19", HAVING A RADIUS OF 1,184.50 FEET, AN ARC LENGTH OF 149.30 FEET, AND WHOSE CHORD BEARS N83°30'25"E, A CHORD DISTANCE OF 149.20 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, N87°07'04"E A DISTANCE OF 34.45 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°20'11", HAVING A RADIUS OF 860.98 FEET, AN ARC LENGTH OF 170.35 FEET, AND WHOSE CHORD BEARS S85°52'15"E, A CHORD DISTANCE OF 170.07 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S75°07'26"E A DISTANCE OF 152.43 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S68°54'48"E A DISTANCE OF 154.47 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S65°50'20"E A DISTANCE OF 12.93 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°49'30", HAVING A RADIUS OF 960.68 FEET, AN ARC LENGTH OF 416.24 FEET, AND WHOSE CHORD BEARS S76°30'32"E, A CHORD DISTANCE OF 412.99 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S89°57'11"E A DISTANCE OF 219.50 FEET;

THENCE DEPARTING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S00°01'26"E A DISTANCE OF 427.60 FEET;

THENCE N89°58'23"W A DISTANCE OF 252.20 FEET;

THENCE S00°00'29"E A DISTANCE OF 846.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE S89°54'51"W, ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1377.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.21 ACRES (2,056,538 SQUARE FEET), MORE OR LESS.

## LEGAL DESCRIPTION - PA 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 34 AND MONUMENTED ON THE WEST BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 38064" IN A RANGE BOX FOR THE CENTER-NORTH 1/16 CORNER AND MONUMENTED ON THE EAST BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 16406" FOR THE NORTH 1/16TH CORNER COMMON TO SECTIONS 34 AND 35, AND IS ASSUMED TO BEAR N89°54'51"E.

COMMENCING AT SAID CENTER-NORTH 1/16 CORNER OF SAID SECTION 34;

THENCE WITH SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, N89°54'51"E A DISTANCE OF 57.27 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 107TH STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF NORTH 107TH STREET, N00°23'00"W A DISTANCE OF 1,388.64 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF ARAPAHOE ROAD AND A POINT OF NON-TANGENT CURVE TO THE RIGHT;

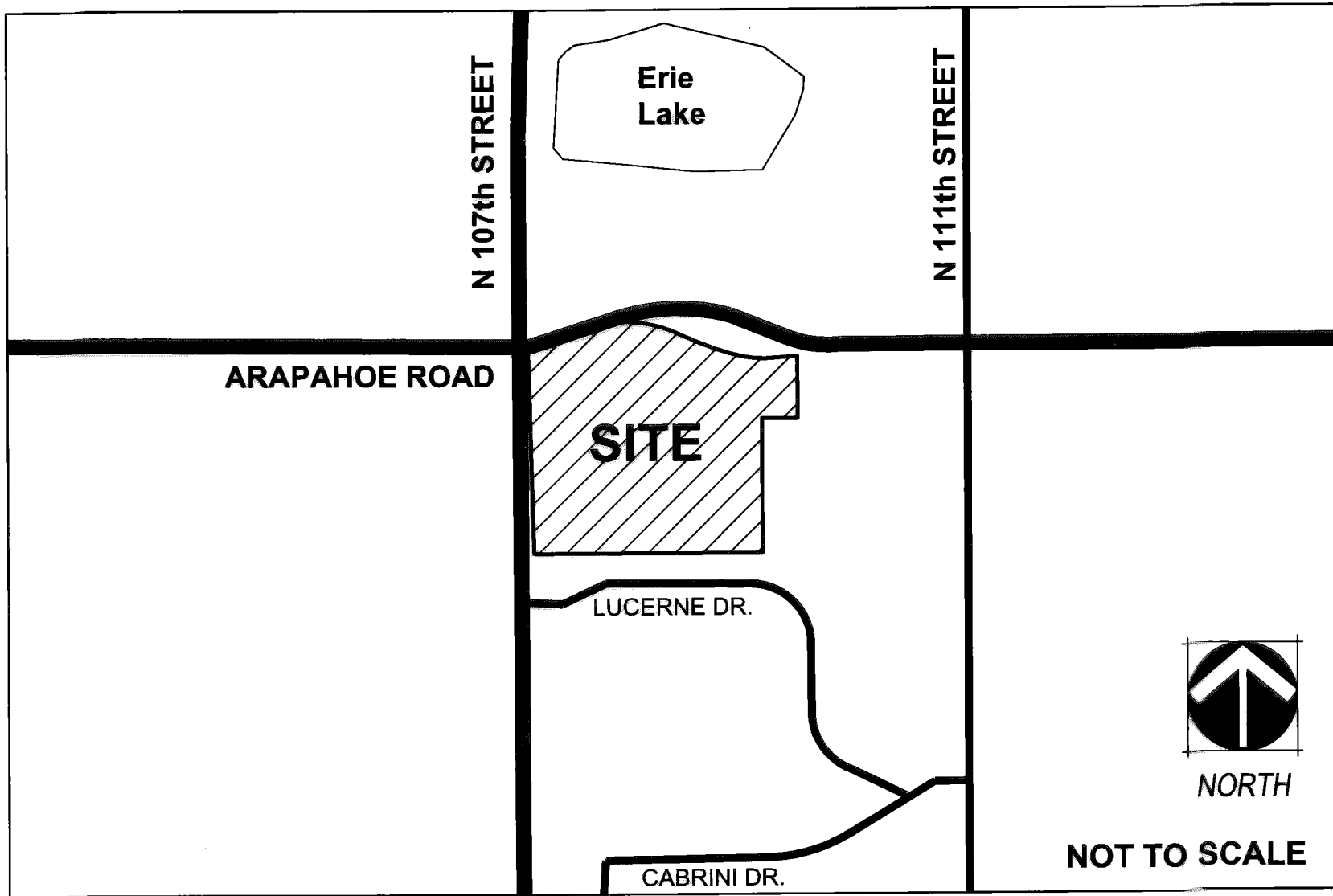
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THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, N77°55'23"E A DISTANCE OF 112.36 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°58'22", HAVING A RADIUS OF 1,718.50 FEET, AN ARC LENGTH OF 59.17 FEET, AND WHOSE CHORD BEARS N78°54'34"E, A CHORD DISTANCE OF 59.17 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, N79°53'45"E A DISTANCE OF 166.45 FEET TO A POINT OF CURVATURE TO THE RIGHT;

## VICINITY MAP



## LEGAL DESCRIPTION - PA-1 - CONTINUED

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°13'19", HAVING A RADIUS OF 1,184.50 FEET, AN ARC LENGTH OF 149.30 FEET, AND WHOSE CHORD BEARS N83°30'25"E, A CHORD DISTANCE OF 149.20 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, N87°07'04"E A DISTANCE OF 34.45 FEET TO A POINT OF CURVATURE TO THE RIGHT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°20'11", HAVING A RADIUS OF 860.98 FEET, AN ARC LENGTH OF 170.35 FEET, AND WHOSE CHORD BEARS S85°52'15"E, A CHORD DISTANCE OF 170.07 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S75°07'26"E A DISTANCE OF 152.43 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S68°54'48"E A DISTANCE OF 99.31 FEET;

THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, S0°23'00"E A DISTANCE OF 1,245.53 FEET;

THENCE N90°00'00"E A DISTANCE OF 424.10 FEET;

THENCE S00°00'29"E A DISTANCE OF 150.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE WITH SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, S89°54'51"W A DISTANCE OF 1,377.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.24 ACRES (1,447,870 SQUARE FEET), MORE OR LESS.

## LEGAL DESCRIPTION - PA 2

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT SAID CENTER-NORTH 1/16 CORNER OF SAID SECTION 34;

THENCE WITH SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, N89°54'51"E A DISTANCE OF 1434.69 FEET;

THENCE N00°00'29"W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"W A DISTANCE OF 424.10 FEET;

THENCE N00°23'00"W A DISTANCE OF 1,245.53 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF ARAPAHOE ROAD;

THENCE WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S68°54'48"E A DISTANCE OF 55.16 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S65°50'20"E A DISTANCE OF 12.93 FEET TO A POINT OF CURVATURE TO THE LEFT;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°49'30", HAVING A RADIUS OF 960.68 FEET, AN ARC LENGTH OF 416.24 FEET, AND WHOSE CHORD BEARS S76°30'32"E, A CHORD DISTANCE OF 412.99 FEET;

THENCE CONTINUING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S89°57'11"E A DISTANCE OF 219.50 FEET;

THENCE DEPARTING WITH SAID PROPOSED SOUTH RIGHT OF WAY LINE, S00°01'26"E A DISTANCE OF 427.60 FEET;

THENCE N89°58'23"W A DISTANCE OF 252.20 FEET; THENCE S00°00'29"E A DISTANCE OF 696.36 FEET TO THE POINT OF BEGINNING.  
CONTAINING 13.97 ACRES (608,669 SQUARE FEET), MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, Brian J. Dennis, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE LEGAL DESCRIPTIONS TRULY AND CORRECTLY REPRESENT THE AREAS OF THE PD-DEVELOPMENT PLAN BEING REZONED.

I ATTEST THE ABOVE ON THIS 9<sup>th</sup> DAY OF April, 20 20

BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069

## BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD ZONING MAP IS TO BE AS THE Nine Mile Corner PD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 17-2020, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE 10<sup>th</sup> DAY OF March, 20 20.

JENNIFER CARROLL  
MAYOR

ATTEST

TOWN CLERK

## CLERK & RECORDER CERTIFICATE

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY THAT THIS PD-DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ A.D. AND WAS RECORDED AT RECEPTION NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

## SHEET INDEX

1. COVER SHEET
2. PD-DP MAP
3. GENERAL PROVISIONS

4. DESIGN STANDARDS
5. PERMITTED USES
6. SIGNAGE STANDARDS
7. SIGNAGE PLAN

OWNER:  
TOWN OF ERIE &  
TOWN OF ERIE URA  
645 HOLBROOK STREET  
P.O. BOX 750  
ERIE, CO 80516

DATE:

11-16-16

12-09-16

03-03-17

05-04-17

06-16-17

08-08-17

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SHEET TITLE:

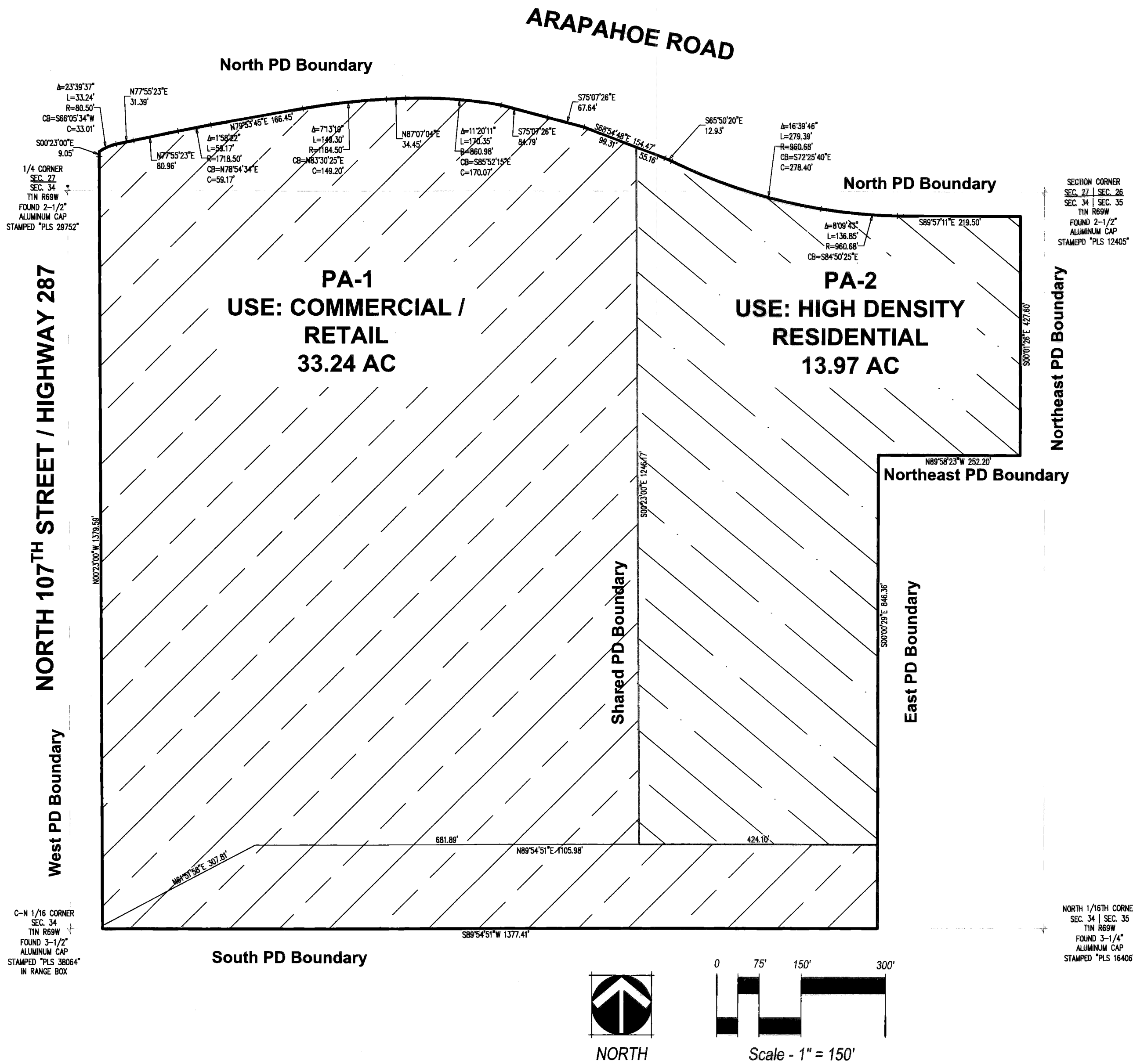
COVER SHEET

# Nine Mile Corner PD-DP Amendment No. 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST  
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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

47.21 ACRES  
PDA-001115-2019

PD Boundary Diagram



LAND USE SUMMARY TABLE <sup>(1)</sup>				
TRACT	AREA	USE	MAX DU	% OF TOTAL AREA
PA-1	33.24 AC	COMMERCIAL/RETAIL	N/A	70%
PA-2	13.97 AC	HIGH DENSITY RESIDENTIAL	308	30%
TOTAL	47.21 AC		308	100%

(1) All calculations of density, floor area percentages or similar requirements using land area requirements shall: a) be calculated for each Planning Area as a whole and cumulatively, and not on a Lot by Lot basis (i.e., for PA-1 as a whole, and for PA-2 as a whole), and b) include the landscape, trail or detention tracts within the respective Planning Areas.

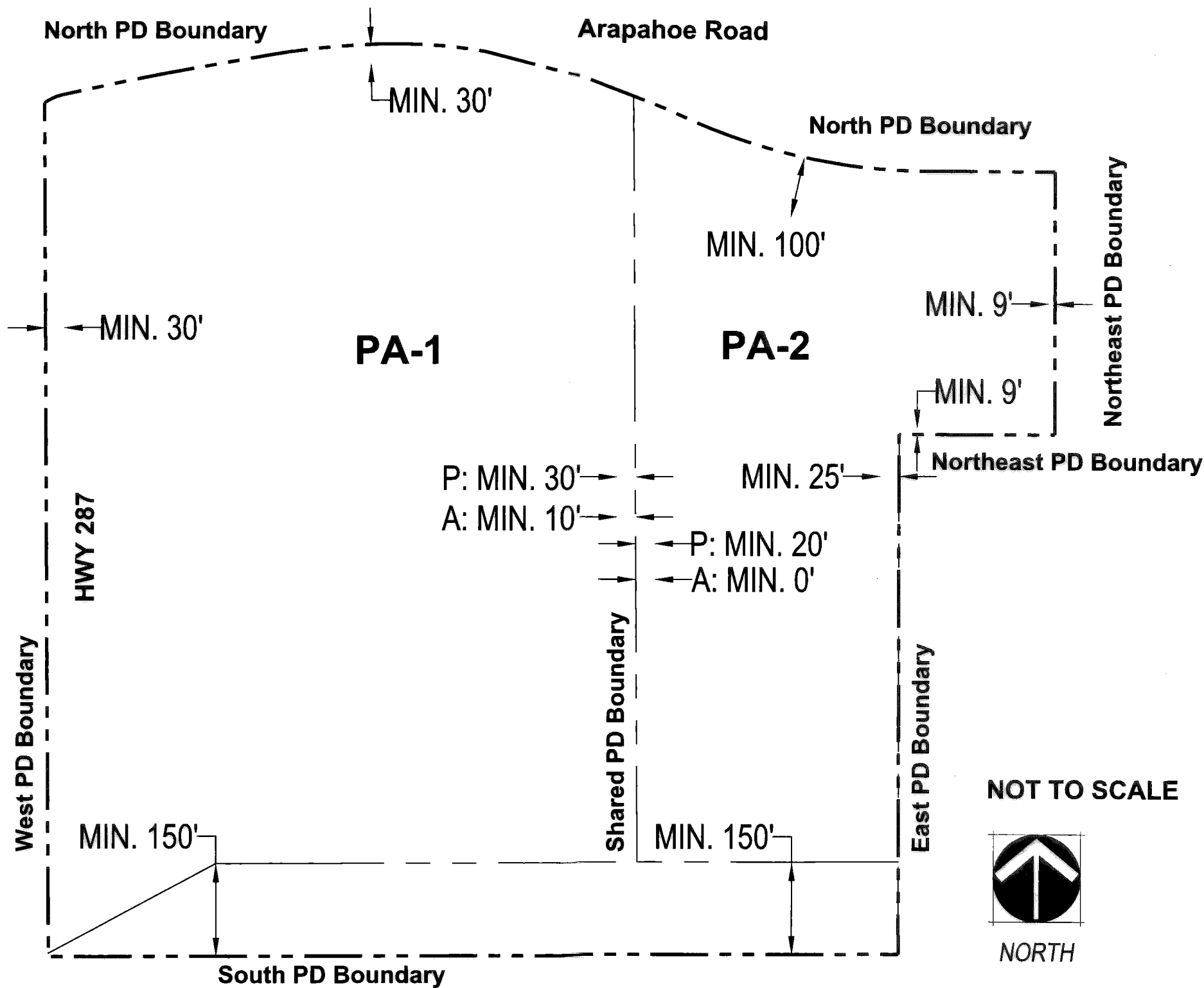
LOT STANDARDS TABLE				
PLANNING AREA	MIN. WIDTH (FT.)	MIN. AREA (S.F.)	MAX HEIGHT	MAX DENSITY
PA-1	NONE	NONE	PRINCIPAL: 45' <sup>(2)</sup> / ACCESSORY: 25'	NONE
PA-2	NONE	NONE	PRINCIPAL: 53' (4 stories) <sup>(3)</sup> , 45' (3 stories) / ACCESSORY: 25'	22 DU/AC

- (2) Architectural Towers or features of Large Retail Uses may be 55' in height in PA-1  
(3) Buildings with a maximum of 53' and up to 4 stories tall shall be permitted in PA-2 so long as they are located at least 400' from the North PD Boundary and 400' from the South PD Boundary

SETBACK STANDARDS TABLE						
MINIMUM BUILDING SETBACKS (FT.) <sup>(4)(5)</sup> (see Building Setback Diagram for further clarification)						
PLANNING AREA	WEST PD BOUNDARY	NORTH PD BOUNDARY	NORTHEAST & EAST PD BOUNDARY	SHARED PD BOUNDARY <sup>(7)</sup>	SOUTH PD BOUNDARY	PROPERTY LINES WITHIN PA-1
PA-1	30' <sup>(8)</sup>	30' <sup>(8)</sup>	N/A	P: 30' A: 10'	VARIES: 150' TO 0' (AS SHOWN ON PD BOUNDARY DIAGRAM)	5' <sup>(9)</sup>
PA-2	N/A	100' <sup>(6)</sup>	NORTHEAST: 9' EAST: 25' (AS SHOWN ON THE BUILDING SETBACK DIAGRAM)	P: 20' A: 0'	150'	N/A

- (4) Unless otherwise noted, all setbacks shall: a) be measured from the PD Boundary, and b) apply to principal and accessory buildings.  
(5) Typical and required tree lawns and sidewalks are allowed outside the ROW as long as they are placed within dedicated pedestrian or sidewalk easements.  
(6) Parking areas in PA-2 may be located within the 100' setback adjacent to the North PD Boundary so long as such parking areas are at least 80' from the North PD Boundary.  
(7) Parking areas, access drives and drive aisles may be located in the Principal building setbacks but not within Accessory building setbacks.  
(8) Building sidewalks and screening elements such as decorative walls, fencing, green screens, etc. are permitted within the 30' building and landscape setbacks adjacent to Buildings 3A and 3B (identified on the Conceptual Site Plan on Sheet 4).  
(9) Within PA-1, Primary/Accessory Buildings shall be set back a minimum of 5' from the Property Lines for Buildings 1-9 (identified on the Conceptual Site Plan on Sheet 4). 0' setbacks (including shared building walls) shall be permitted for buildings to be constructed in the building area identified as "Building 10" on the Conceptual Site Plan. Where a building is adjacent to the West, North, South, or Shared PD Boundary, the more stringent setback shall apply.

Building Setback Diagram



(1) The taper of the Building Setback from 150' to the West PD Boundary is identified on the PD Boundary Diagram.



# Nine Mile Corner PD-DP Amendment No. 1

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AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

47.21 ACRES  
PDA-001115-2019

ARTICLE 1 - GENERAL PROVISIONS

A. Application

Provisions of the Nine Mile Corner Planned Development-Development Plan ("PD-DP") shall apply to all land within the PD-DP boundaries.

1. Applicability

The provisions of the PD-DP shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PD-DP through its approval by the Erie Board of Trustees.

2. Adoption

The adoption of this PD-DP shall evidence the findings and decision of the Erie Town Board of Trustees that this PD-DP for the Nine Mile Corner Development ("Nine Mile") is in general conformity with the Town of Erie Comprehensive Plan approved June 6, 2007 and updated in 2015; is authorized by the Town of Erie UDC, as amended.

3. Relationship to the Town of Erie Regulations

Except as explicitly stated within this Nine Mile Corner PD-DP document, development shall follow the Town of Erie, Colorado Unified Development Code (UDC), as amended.

4. Overall Concept

The Nine-Mile project is designed as mixed-use, master planned project designed to serve the Town of Erie. This PD proposes two distinct but complementary planning areas. The first of the two planning areas, PA-1, is envisioned to develop as a commercial/retail center with a variety of uses permitted that will take advantage of its high visibility location at the corner of Highway 287 and Arapahoe Road. An assortment of commercial and retail uses are permitted that will serve current and future residents of the Town of Erie. Planning Area 2 (PA -2) is located further east in a less visible portion of the site. This planning area will develop as multi-family residential housing which will provide another housing option for current and future Town of Erie residents. The residential uses will serve to transition from the high intensity non-residential uses proposed on the western portion of the project property to the lower density residential uses located directly adjacent to the east. At the time of development, care will be taken to provide inter-connectivity between the two planning areas, as well as, provide connectivity to the surrounding community.

ARTICLE 2 - DEFINITIONS

A. Definitions

"Large Retail Uses" shall mean those located in a building 25,000 square feet or larger in gross floor area.

ARTICLE 3 - DEVELOPMENT STANDARDS

A. Streets, Parking, and Loading

Parking for Nine Mile shall follow the standards set forth within section 10.6.6 *Off-Street Parking and Loading* of the Town of Erie UDC as amended, except as noted below:

1. Commercial PA-1 Parking:
- a. Parking for permitted commercial uses shall be provided at the rates set forth below:

Parking (Large Retail Uses)	1 parking space per 350 square feet*
Parking (All Other Uses)	1 parking space per 200 square feet**

Note: \* The square footage of ancillary uses such as garden centers, outdoor or seasonal sales and similar uses shall not be included in the minimum parking required calculation.

\*\* For fuel stations, vehicle spaces next to the fuel pumps shall be counted towards the minimum parking requirements.

- b. Shared parking between commercial parcels is permitted in order to meet overall parking requirement.
- c. Parking Dimensions for commercial uses shall follow *Table 6.6-Parking Dimensions* of the Town of Erie UDC as amended, except as noted below:

Parking Dimensions (All Uses)						
Parking Angle	Curb Length	Stall Length	Aisle Width		Bay Width	
			One Way	Two Way	One Way	Two Way
90 degrees	9.0'	18.5'	24'	24'	61'	61.0'
60 degrees	10.5'	18.6'	24'	24'	61'	61.2'
Compact*	8.0'	15.0'	24'	24'	61'	61.0'

Note: \*Compact parking spaces may not comprise more than 10% of the required parking spaces.

- d. Private streets, shared drives, and alleys are allowed if privately maintained.

2. Commercial PA-1 Stacking and Loading
- a. Drive-through window stacking shall be 150' (cumulative, if more than 1 lane is provided), and shall be measured from the pick-up window.
- b. Only 1 loading space shall be required when more than 1 multi-tenant building is located on a single parcel, so long as the aggregate square footage is less than 24,000 sf.
- c. Building 1 on the conceptual site plan on Sheet 4 requires 3 Type B loading bays.

3. Residential PA-2 Parking
- a. Parking for permitted residential uses shall be provided at the rates set forth within *Table 6.6-1: Off-Street Parking Schedule A* of the Town of Erie UDC as amended, except as noted below:

Dwelling, Multi-Family	1 bedroom dwelling unit = 1.5 parking spaces per dwelling unit
	2+ bedroom dwelling unit = 2.0 parking spaces per dwelling unit
	Guest Parking = 1.0 parking space per 4.0 dwelling units

- b. Parking requirements may be met by any combination of the following: garage, tandem, and surface parking.
- c. Parking dimensions for PA-2 shall follow the dimensions listed in the table above (1. c.)
- d. Private streets, shared drives, and alleys are allowed if privately maintained.

B. Landscaping

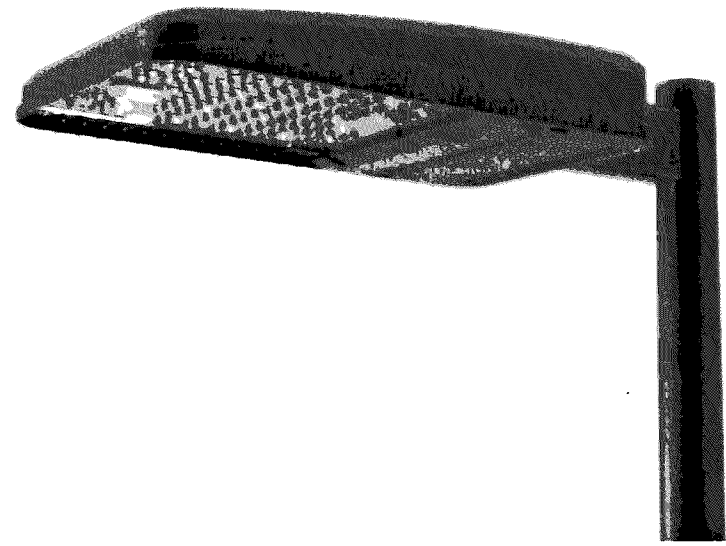
Section 10.6.4 of the Town's UDC is supplemented by the following:

- A combined landscape buffer of at least 10 feet in width shall be provided at the Shared PD boundary.
- A minimum of 15% of the overall PD area will be landscaped with live plant materials. Landscape buffers, detention ponds, and other tracts created to enhance the appearance of the site and/or integrate it with adjacent land uses will count toward the 15% minimum.
- Landscape islands in parking areas in PA-1 shall be 9' wide.

C. Lighting

Section 10.6.10.D of the Town's UDC is supplemented by the following:

- LED bulbs shall be permitted.
- Pedestrian lighting shall be provided on each site so that pedestrian paths are illuminated within Nine Mile and areas connecting to the adjacent roads.
- Light fixtures attached to buildings or within the building sidewalks, patios or plazas may be customized and personalized in order to meet the design intent and character of the space.
- All light fixtures shall be downward facing and full cut-off.
- The parking lot lights in PA-1 shall be as shown below.



Beacon - Viper L  
Large Viper Luminaire

D. PA-2 - Residential Design Standards:

The following standards replace Section 10.6.7.D *General Standards for All Residential Development* of the Town of Erie, Colorado Unified Development Code (UDC) as amended.

1. Building Design and Character
- a. Building Orientation
- i. Design Standards

(A) The primary entrance and facade of individual residential buildings within a multi-family development shall be oriented towards:

- Primary internal or perimeter streets, or
- Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.

(B) Except for carriage units over garages and clubhouse/amenity center serving the residential uses, the primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.

b. Architectural Character

These standards shall apply to all multi-family residential development within the Nine Mile Corner PD-DP.

i. Design Standards

All sides of a multi-family building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. Step downs at building ends are required for all three-story buildings.

(A) The maximum length of any multi-family building shall be 220 feet.

(B) The facades of all multi- family buildings shall be articulated through the incorporation of 2 or more of the following:

- Balconies;
- Bay or box windows;
- Insets or other relief in the wall plane;
- Porches;
- Dormers;
- Variations in materials; or
- Variations in roof forms.

(C) Multi-family buildings shall incorporate roof pitches of between 3:12 and 12:12; however, alternative roof forms may be permitted at the discretion of the Community Development Director.

(D) Roof overhangs shall be a minimum of 12 inches.

(E) Horizontal variations in materials along the facade of a multi-family building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.

c. Architectural Variety

i. Design Standards

(A) Multi-Family

- Multi-Family residential uses within the Nine Mile PD-DP are only required to provide a minimum of one housing type.

- Multi-Family residential uses shall permit a maximum of 55% of the total planned dwelling units with the same number of bedrooms.
- Shall incorporate a minimum of 3 models.
- Apartment buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.
- Apartment buildings shall provide concentrated dwelling unit access points. Monotonous access balconies and corridors running the length of a building shall be prohibited.
- Distinct building designs, as required above, shall be easily distinguished through a minimum of 2 of the following:
  - A variation in length of 30 percent or more;
  - A variation in the footprint of the building of 30 percent or more;
  - A distinct variation in color and use of materials;
  - A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., apartments vs. townhomes or duplexes; or
  - A distinct variation in building height and roof form.

d. Materials

i. Intent

Materials shall be uses that maximize the quality, value, and longevity of the Nine Mile Corner residential uses through the use of durable materials that will minimize maintenance costs and improve the overall appearance of the development.

ii. Design Standards

(A) Primary exterior building materials on multi-family structures shall be constructed from durable materials with product warranties or an industry expected life of a minimum of 25-years.

(B) Exterior Insulating and Finish System (EIFS) shall not be permitted.

(C) Vinyl siding shall not be permitted on multi-family structures.

(D) All multi-family structures shall utilize durable roofing materials with product warranties or an industry expected life of a minimum of 25 years.

2. Parking and Garage Placement:

On-street parking spaces may be counted towards guest parking for a multi-family development, provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the minimum requirement for guest parking shall be identified on plans at time of submittal to the Town. Required dwelling unit parking shall be off-street and may consist of the use of garages, tandem parking, and surface parking.

a. Apartments

i. Carports and common garages shall be limited to 100 feet in length.

ii. Garage doors of attached garages shall not comprise more than 45 percent of the total length of an apartment building's front facade, and the plane of not more than 4 adjacent garage doors shall be offset by at least 2 feet from the plane of the any additional adjacent garage doors.

b. Parking and Garage Placement

Parking lots and freestanding parking structures (detached garages or carports) shall not occupy more than 50 percent of each perimeter public street frontage.

3. Residential Fencing:

Residential fencing within Nine Mile Corner PD-DP shall follow the standards set forth within section 10.6.4 *Landscaping, Screening, and Fencing* of the Town of Erie UDC as amended, except as noted below:

- a. An 8-foot tall wood fence shall be permitted along the Northeast and East PD Boundary.

OWNER:

TOWN OF ERIE &  
TOWN OF ERIE URA  
645 HOLBROOK STREET  
P.O. BOX 750  
ERIE, CO 80516

DATE:

11-16-16

12-09-16

03-03-17

05-04-17

06-16-17

08-08-17

07-31-19

09-27-19

11-15-19

01-28-20

02-02-20

04-06-20

SHEET TITLE:

GENERAL  
PROVISIONS



# Nine Mile Corner PD-DP Amendment No. 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST  
AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.  
47.21 ACRES  
PDA-001115-2019

ARTICLE 3 - DEVELOPMENT STANDARDS - CONTINUED

E. PA-1 - Commercial Design Standards:

Section 10.6.8. of the Town's Unified Development Code (UDC) is replaced with the following:

1. Building Orientation

The proposed development consists of primary and pad site buildings which shall be arranged so that their primary orientation complements adjacent, existing development. Additionally:

- a. Building shall be required to continue a comparable level of architectural detail on the street facing façade as is provided on the primary entrance façade.
- b. Building support functions such as loading bays and trash enclosures should not be directly adjacent to streets.

2. Building Massing and Façade

The building designs shown below demonstrate examples of how the following requirements can be met.

a. Building Mass

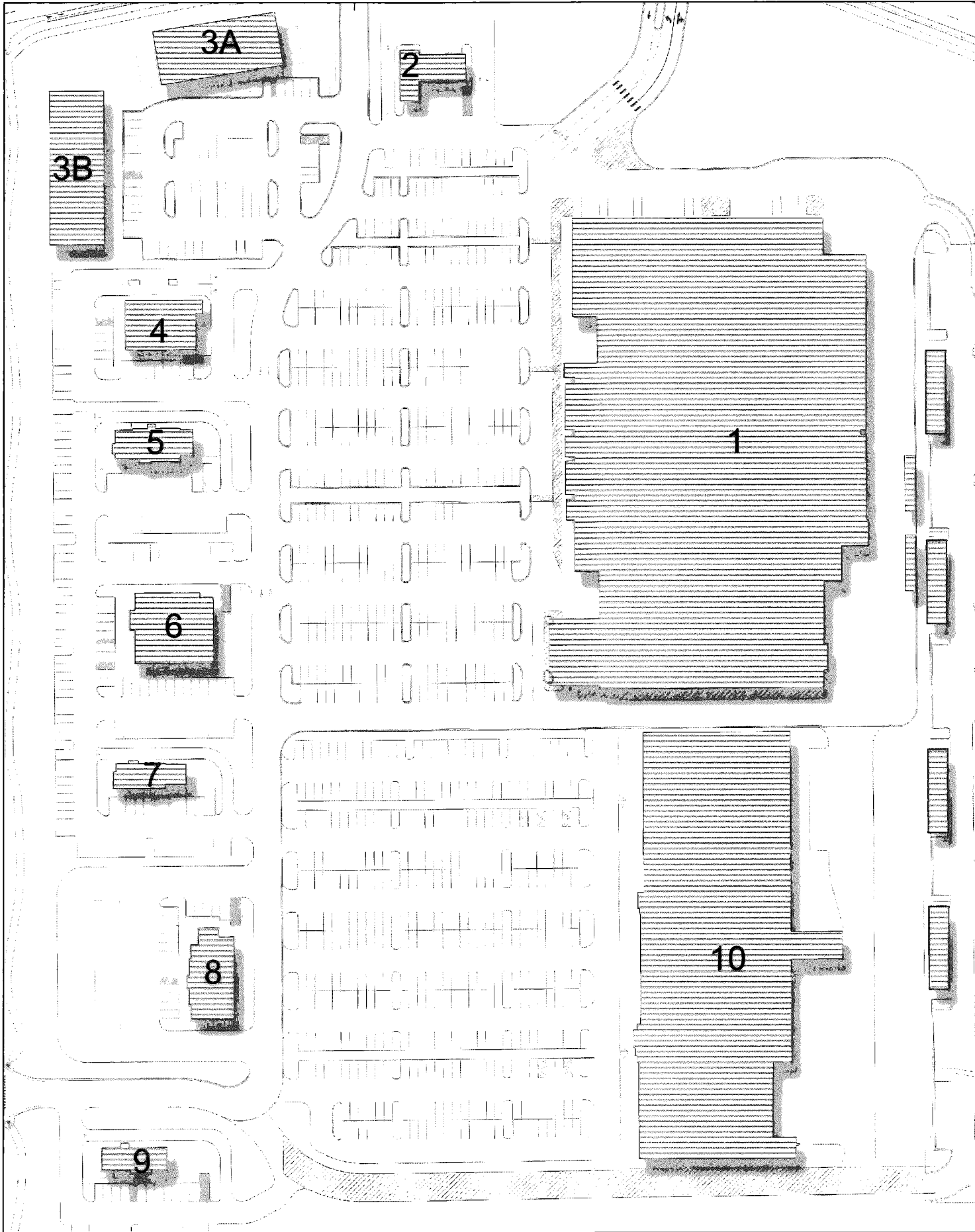
Buildings shall be designed to integrate variations in height, texture, color, and façade depth. For pad buildings, the street facing and primary entrance building facades, if different, shall have comparable levels of architectural detailing. For buildings located in the easterly portion of PA-1, the west facing façade shall have the predominant architectural detailing.

b. Wall Articulation

Primary structures having single walls exceeding 40 feet in length (or 60 feet in length for Large Retail Uses, as defined in this PD) shall incorporate 3 or more of the following features at least every 40 feet in length (or 60 feet in length for Large Retail Uses):

- i. Changes in color, graphical patterning, changes in texture, or changes in material;
- ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane (in height or in depth) of 12 inches; except for Large Retail Uses, which require a minimum change of plane of 18";
- iii. Windows, fenestrations, the use of glass or glazing, including spandrel glass;
- iv. Awnings;
- v. Gable projections or other projecting architectural features; or
- vi. Tower elements.

CONCEPTUAL SITE PLAN



Note: Building numbers are as shown above.

- c. Entrances  
Each primary structure shall have a clearly defined main pedestrian entrance featuring at least 3 of the following elements:
  - i. Canopies, awnings or porticos;
  - ii. Overhangs;
  - iii. Recesses or projections;
  - iv. Arcades;
  - v. Arches;
  - vi. Peaked roof forms;
  - vii. Outdoor patios;
  - viii. Storefront glazing and/or Display windows;
  - ix. Architectural tilework or moldings integrated into the building design; or
  - x. Integrated planters or wing walls that incorporate landscaped areas or seating areas.

3. Roofs

- a. Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least 1 change in setback or height of at least 3 feet along each 60 lineal feet of façade.
- b. On all structures exceeding 2 stories in height, roofs shall internally drain, and external scuppers and wall drains shall be prohibited.

4. Ground Floor Treatment

Buildings shall incorporate a human scale near ground level on commercial buildings and along street facades and entryways through the use of such scale elements as windows, storefront glazing, doors, columns, awnings and beams.

5. Building Materials

- a. No more than 25 percent of each façade of the building shall be finished with metal material.
- b. Façade building materials shall not create excessive glare when viewed from any public street or from any residential area. Mirrored glass with a reflectance greater than 20 percent shall not cover more than 10 percent of any exterior façade of a primary or accessory structure.

6. Bright Colors

Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than 10 percent of the area of each elevation of a building. Permitted sign areas shall be excluded from this calculation.

7. Building Design and Character

The Non-Residential building architecture of Nine Mile is a modern interpretation of the Town of Erie's imagery from its origins as a mining and agriculture town in the old 19th-century West. The forms and materials used in the building designs reflect the local materials and function of building elements found in that era. Gable and shed roof forms, structural knee bracing, and the selective

use of decorative metals, glass, concrete and stone masonry, and board and batten siding are combined in the Nine Mile building architecture to evoke the imagery of turn-of-the-century Erie. Commercial building design shall be thoughtfully considered, and architectural details designed simply and clearly for aesthetic and performance purposes.

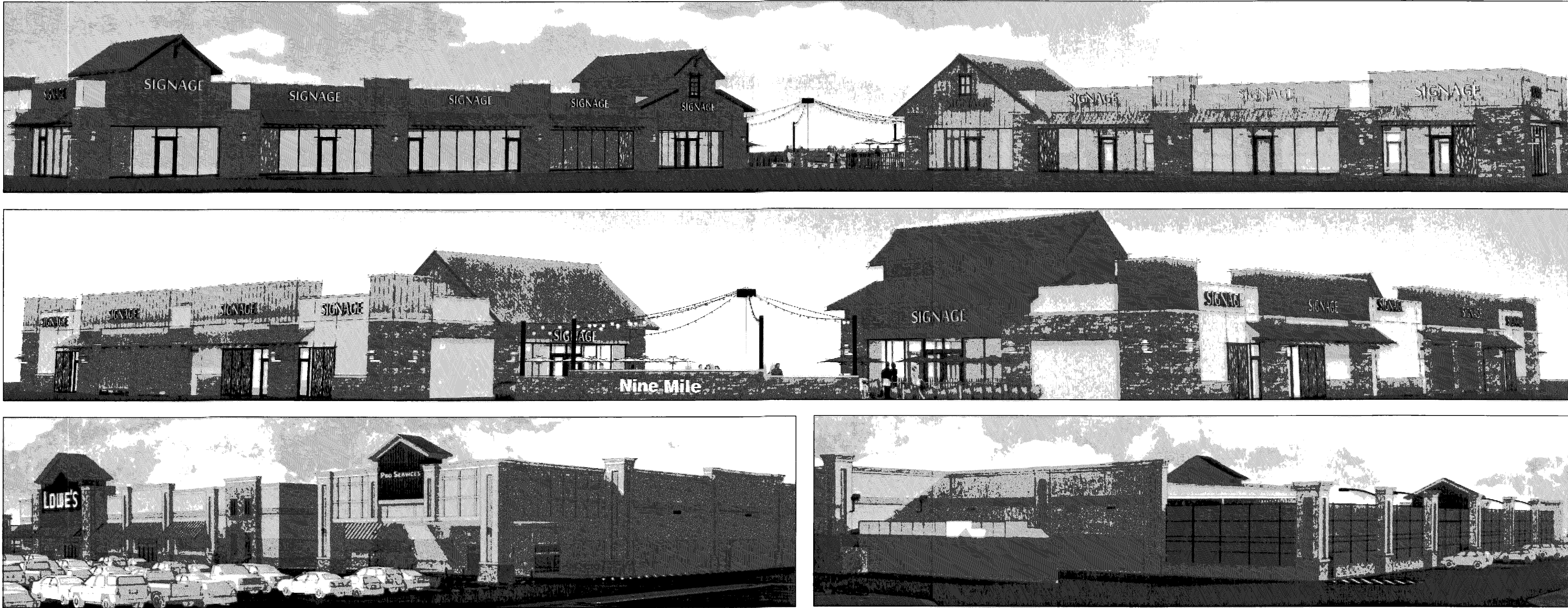
The complementary use of building massing, forms, colors and materials helps to personalize the scale of buildings and continue the Town of Erie's rich agrarian heritage. These common forms, colors and materials shall be used in combination with decorative building lighting, outdoor furniture, hardscape colors, materials and design, and landscape architecture to tie Nine Mile buildings together across the project.

- Building design shall include projections, changes in colors and materials, and a proportional relationship between primary and ancillary materials and colors.
- Parapet walls shall be integrated into the building design to conceal rooftop mechanical equipment.
- Masonry or decorative metal screening shall be provided adjacent to utility equipment fronting Highway 287 and Arapahoe Roads.
- Quality, durable building materials shall be provided at the ground floor level of commercial buildings.
- Prototype building architecture and accent colors shall be permitted when the prototype building design achieves the objectives of these Design Standards and the outcome is a design which is harmonious and complementary to other buildings in Nine Mile.

Color & Material Palette:

Fiber Cement Board: <ul style="list-style-type: none"><li>• Hardie Plank Lap Siding "Mountain Sage"</li><li>• Hardie Plank Lap Siding "Boothbay Blue"</li></ul> EIFS: <ul style="list-style-type: none"><li>• Sherwin Williams SW 7036 "Accessible Beige"</li><li>• Lowe's Blue</li></ul> Metal: <ul style="list-style-type: none"><li>• Sherwin Williams SW7018 "Dovetail"</li><li>• Sherwin Williams SW7054 "Suitable Brown"</li></ul> Precast Concrete: <ul style="list-style-type: none"><li>• Natural gray</li></ul>	Stone Masonry: <ul style="list-style-type: none"><li>• Environmental Stone "Nantucket Cobble LedgeStone"</li></ul> Concrete Masonry Unit (CMU): <ul style="list-style-type: none"><li>• Split Face, Sherwin Williams SW 7036 "Accessible Beige"</li><li>• Split Face, CMU Block 600R</li><li>• Smooth Face, Sherwin Williams SW 7513 "Sanderling"</li></ul> Metal Roof Panel: <ul style="list-style-type: none"><li>• Berridge "Copper-Cote"</li><li>• Berridge "Cityscape"</li><li>• Lowe's Blue</li></ul> Expanded Metal Mesh: <ul style="list-style-type: none"><li>• Black</li></ul>	Simulated Wood: <ul style="list-style-type: none"><li>• Woodtone "Mountain Cedar"</li></ul> Storefront Frame: <ul style="list-style-type: none"><li>• Kawneer "Classic Bronze"</li><li>• Kawneer "Black"</li></ul> Glass: <ul style="list-style-type: none"><li>• Clear Vision Glass</li><li>• Black Spandrel</li></ul> Parasoleil Panels: <ul style="list-style-type: none"><li>• Varying designs and colors shall be permitted so long as they are complementary to the building design</li></ul>
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Note: Additional Materials and Colors shall be permitted so long as the majority of the building design incorporates the above Materials and Colors, and the proposed additional Materials and Colors are aesthetically harmonious with the above Palette. Corporate accent colors shall be permitted. Further, manufacturers may be substituted for any of the above Materials so long as the Colors and design style substantially conform to those specified above.



Note: Renderings above are intended to demonstrate architectural design including building mass, wall articulation, entrances, and ground floor treatments. They are conceptual in nature and subject to change within the parameters of the design standards.



# Nine Mile Corner PD-DP Amendment No. 1

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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.  
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PDA-001115-2019

ARTICLE 4 - PERMITTED USES

A. Commercial Planning Area - PA-1

Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for the PD Amendment Process contained within the Town of Erie UDC as hereafter amended.

B. Residential Planning Area - PA-2

1. Intent- To provide for high density residential development at a gross density of 22 DU/AC. Buildings three (3) stories or less in height shall contain a maximum of 28 units per building, and buildings four (4) stories in height shall contain a maximum of 51 units per building.
2. Uses Permitted by Right include multifamily dwellings, carriage units over garages, and those permitted in HR Zone District subsection 3.1.E of the UDC as amended.
3. Uses Permitted by Special Review- See HR Zone District uses in subsection 3.1.E of the UDC as amended.

PA-1 Uses Table			
Category	Uses Allowed by Right	Uses Allowed by Special Review	Additional Provisions
Public/Institutional Uses			
Community Facilities			
		Transit Center	
Human Health Services			
	Urgent Care Center		Only one Lot within the PD area may have this as a Primary Use. The footprint of the Urgent Care Center and the Pharmacy structures, combined, shall not exceed 15,000 sq. ft. and can be combined with a Pharmacy or Dental or Medical Office, Clinic, Lab so long as the aggregate square footage on the Lot does not exceed the 15,000 sq. ft. maximum.
	Dental or Medical Office, Clinic, Lab		Permitted only in Buildings 3A and/or 3B but shall not exceed an aggregate of 6,000 sq. ft. Shall also be permitted as part of an Urgent Care Center facility or Pharmacy on one other Lot within the PD area as a Primary Use.
Telecommunication Facilities			
	As permitted by UDC in The Regional Commercial Zone District		
Utility Facilities			
	Utility Facility, Minor		
	Utility, Town-Owned		
Commercial Uses			
Animal Sales and Care			
	Animal Hospital, Small Animals		
Financial Institution			
	Automated teller machine (freestanding – drive-up or walk-up)		
	Bank or Bank, with drive through service		Only one lot within the PD area may have this as a Primary Use.
Food and Beverage Service			
	Bar/Tavern		
	Bar/Tavern (outdoor facilities)		
	Nightclub		
	Brewery, Cidery, Distillery		
	Restaurant		
	Restaurant, with drive-through or drive-up service		
	Restaurant, with outdoor seating area		
Office			
	Office, Business or Professional		Permitted only in Buildings 3A and/or 3B but shall not exceed an aggregate of 6,000 sq. ft.
Parking			
		Parking Lot	
		Parking Structure	
Recreation/ Entertainment, Indoor			
	Commercial Amusement, Indoor		
	Fitness and Recreational Sports Center		
Retail Sales and Service			
	Convenience Store		May include retail establishments with a floor area of 6,000 sq. ft. or less.
	General Retail		
	Personal Service Establishment		Permitted only in Buildings 3A and/or 3B but shall not exceed an aggregate of 6,000 sq. ft.
	Pharmacy		Only one Lot within the PD area may have a Pharmacy as the Primary Use. If combined with an Urgent Care Center as a Primary Use, a Pharmacy shall be limited to one Lot within the PD and the combined building square footages of an Urgent Care Center and Pharmacy, as Primary Uses, will not exceed 15,000 sq. ft. in aggregate within the PD area.
	Pharmacy with drive-through service		Only one Lot within the PD area may have a Pharmacy as the Primary Use. If combined with an Urgent Care Center as a Primary Use, a Pharmacy shall be limited to one Lot within the PD and the combined building square footages of an Urgent Care Center and Pharmacy, as Primary Uses, will not exceed 15,000 sq. ft. in aggregate within the PD area.
	Repair Shop		
Vehicles and Equipment			
	Service Station		Shall only be permitted on one Lot within the PD area.
	Vehicle Service and Repair, Light		Services must be performed indoors.
Accessory Uses			
	Outdoor Display and Sales		
	Outdoor Storage		Outdoor Storage Areas approved by a Site Plan are also approved for Seasonal Sales. For such Outdoor Storage Areas/Seasonal Sales that are approved on a Site Plan, no permits shall be required under Section 10.3.4 of the Town's UDC.
	Containerized Storage <sup>(1)</sup>		Allowed as an accessory use to Large Retail Uses only, shall be screened or located out of public view, must be specifically approved as part of a site plan, may occupy no more than 2,000 sq. ft. per lot. <sup>(1)</sup> Containerized Storage is the use of shipping containers, semi-trailers, or similar to collect and/or store materials where the container will be eventually be relocated off site and replaced by a new container.
	Car Wash		May be accessory to a Convenience Store or Service Station.
	Automated teller machine (freestanding - drive-up or walk-up)		
	Personal Service Establishment		Must be located internally to a Large Retail Use
	Office, Business or Professional		Must be located internally to a Large Retail Use
	Bank		Must be located internally to a Large Retail Use
	Urgent Care Center		Must be located internally to a Large Retail Use
	Pharmacy		Must be located internally to a Large Retail Use
	Dental or Medical Office, Clinic, Lab		Must be located internally to a Large Retail Use
Temporary Uses			
	Seasonal Sales		
	Construction Office & Equipment Storage		
	Food Truck(s)		Subject to Permitting, General and Specific Requirements found in Section 10.3.4
	Farm Market		
	Mobile Retail/Service		



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ARTICLE 5 - SIGNS

Section 10.6.12 of the Town of Erie UDC is replaced with the following:

A. Purpose

The intent of this section shall be to define the types of signs that will be permitted within Nine Mile and those that will be prohibited and the manner in which sign areas and dimensions will be measured, and to except certain types of signs from this section. It is further the intent of this section to encourage the erection of signs that are attractive and generally compatible with the adjacent property; that will preserve and enhance property values within the community; that will provide for the public convenience, health and welfare; and that will protect the public safety.

B. Sign Permit Requirements and Exceptions

1. Building And Sign Permits Required

No sign shall be painted, constructed, erected, remodeled, relocated, expanded or have the copy of the sign changed or altered (unless the sign was approved to allow such modifications) until a building permit and a sign permit for such sign have been obtained from the Town.

2. Compliance with Provisions

- a. No permit shall be issued unless there is full compliance with the provisions of this Section.
- b. All signs must conform to the regulations and design standards of the adopted building and electrical codes.

3. Maintenance and Upkeep

All signs shall be maintained and kept in good repair, including without limitation, the repair of glass, plastic or other sign face material that is missing, broken, damaged, or deteriorated; and the repair of any pole, frame support, or similar structure that is broken, damaged, or deteriorated. The maintenance, renovation, or repair of a sign without structural alteration and without change of sign copy shall not require a new sign permit, but may require a building permit under the Town's adopted building code.

4. Sign Permit Fees

The fee for a sign permit shall be the building permit fee charged for the sign as determined by the currently adopted building and electrical codes.

5. Exceptions from Sign Permit

The following signs shall be excepted from the requirement of obtaining a sign permit but shall comply with all other regulations imposed by this Section:

- a. Government Signs  
Signs of a duly constituted governmental body, including traffic or similar regulatory devices, legal notices, warnings at railroad crossings, and other instructional or regulatory signs concerning public health, safety and welfare.
- b. Building Numbers  
Address numerals and other signs required to be maintained by law or governmental order, rule or regulation; provided, that the copy and size of the sign do not exceed the requirements of such law, order, rule or regulation.
- c. Small Signs on Private Property  
Small signs, not exceeding 4 square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, restrooms, freight entrances and the like shall be permitted in addition to other signage allowed herein.
- d. Holiday Decorations  
Holiday decorations associated with any national, local, or religious holiday; provided, that such signs shall be displayed for not more than 60 days in any 1 year, and may be of any type, number, area, height, location, illumination, or animation.
- e. Temporary Signs
  - i. Temporary signs or posters announcing or advertising events sponsored by noncommercial organizations shall be excepted from limitations of window and fabric signs. Such signs shall be removed within 7 days after the occurrence of the advertised event.
  - ii. Temporary, non-illuminated real estate signs that do not exceed 6 square feet per face in total area and 4 feet in height. The sign must be on the property advertised for sale. The signs are limited to no more than 1 sign per street frontage. The sign must be removed within 7 days after the sale or rental of the subject property.

C. Location of Signs

1. On Same Lot as Premises

Except for the Monument Signs on Sheet 7, signs may be erected, altered, and maintained only on the same lot as the permitted use(s) it advertises or identifies.

2. On Different Lot from Premises

Off-site signage for PA-2 is allowed within PA-1 as reflected in the signage program. Monument Signs may be located on landscape or detention tracts and may be within the 30' building and landscape setback areas on both PA-1 and PA-2.

3. Attaching to Trees or Utility Poles

No sign shall be attached to a tree or utility pole whether on public or private property.

4. Interference with Traffic; Imitation of Traffic Signs and Signals

No sign shall be permitted in the vision clearance triangle or at any location where, because of its position, size, shape or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device, nor may it interfere with, mislead or confuse traffic.

5. Attachments to Signs

Except for real estate signs, no riders or attachments to signs shall be permitted.

6. Public Right-of-way

No sign shall be permitted on public right-of-way except governmental traffic control or governmental informational signs (see Subsection 6.12.B.5.a).

7. Roof Signs

No roof signs are permitted.

8. Projecting over Public Property

No sign shall project over public property more than 2 feet beyond the property line. The minimum clearance above a sidewalk or public place shall be 8 feet. Any end panel of a projecting sign shall be counted as a face of the sign and shall be included in the area of that sign if said end panel is more than 1 foot in width. Not more than 1 projecting sign shall be permitted on each face of a building adjacent to a street.

D. Size Standards

1. Permitted Total Sign Area

The permitted building sign area shall be as follows:

- a. PA-2 Residential Planning Area
  - i. Nameplate Signs: 4 square feet
- b. PA-1 Commercial Planning Area
  - i. For building signage, 0.8 square feet per lineal foot of tenant frontage is allowed. However, for buildings located more than 150' from the North or West PD Boundary 1.0 square feet for each lineal foot of tenant frontage shall be allowed. The maximum allowable gross surface area for a principle wall sign shall be 100 square feet (305 square feet for a Large Retail Use). Secondary wall signs shall be limited to 32 square feet per face (40 square feet for a Large Retail Use).
  - ii. Tenants with less than 32 lineal feet of tenant frontage are permitted to have up to 32 square feet of building sign area.
  - iii. Any request for an increase in maximum allowable area for sign must be specifically approved by the Planning Commission as a part of Site Plan review.
  - iv. The permitted monument signs height and area are as shown on Sheet 7.
  - v. Drive-through signage shall be up to 2 signs per drive lane where each sign may not be taller than 6 feet or larger than 32 square feet; they shall be permitted in addition to other signage allowed herein.

2. Measurement of Gross Surface Area

The area of any sign having parts with or without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle, or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of any of the following combinations.

- a. The display surface or face of the sign including all frames, backing, faceplates, nonstructural trim or other component parts not otherwise used for support for parts of the sign; or
- b. Each word, written representation (including any series of letters), emblems or figures of a similar character, and including all frames, faceplates, nonstructural trim or other component parts not otherwise used for support for parts of the sign.
- c. All permanent window signs shall be included in the total allowable sign area for the premises.
  - i. On corner and double frontage lots, each building frontage that abuts a street, highway, private drive, or alley shall be considered a separate building frontage.

3. Sign Height

- a. Sign height shall be measured from average ground level at the base of or below the sign to the highest element of the sign.

E. Number of Signs Permitted

1. Number of Signs Permitted

The following shall be the number of building signs permitted:

- ii. 5 signs per tenant, (a maximum of 1 principle sign and 4 secondary signs) for each tenant building frontage

2. Increase in Maximum Number

The Planning Commission has the authority to permit an increase in the maximum number of signs. Any request for an increase in the maximum number of signs permitted must be specifically approved by the Planning Commission as part of a Site Plan review.

F. Requirements for Specific Types of Signs

1. Illuminated Signs

Illuminated signs shall be shaded to avoid casting bright light upon property in any residential district or upon any public street, park, public facility, or hospital facility.

2. Flashing Or Moving Signs

No flashing signs, signs emitting sounds, rotating or moving signs, animated signs, signs with moving lights or signs that create the illusion of movement shall be permitted. A sign whereon the current time or temperature is shown by intermittent lighting shall not be deemed to be a flashing sign.

3. Fabric Signs

Fabric signs for commercial purposes may be permitted for grand openings or similar occasions but shall be removed within 30 days from the date installed. Only 1 fabric sign per applicant/tenant shall be permitted in any calendar year, except by Special Review Use.

4. Development Identification Signs

- a. Non-Residential Development Identification signs shall be permitted as shown on Sheet 7.
- b. Residential Development identification signs shall be permitted as shown on Sheet 7.

5. Vehicle Signs

No person shall park any vehicle or trailer on a public right-of-way or public property, or on private property, so as to be visible from a public right-of-way that has attached thereto or placed thereon any sign or advertising device for the basic purpose of providing the advertisement of products or directing people to a business or activity on the same or nearby premises. This provision applies only where the primary purpose of a vehicle is for advertising purposes and is not intended to prohibit any form of vehicular signs, such as a sign attached to a truck or motor vehicle, which vehicle is primarily used for business purposes other than advertising.

6. Temporary Signs

Temporary signs in all zoning districts shall be subject to the following specific requirements:

a. Construction Signs

Signs advertising subdivision, development, construction or other improvement of a property shall be permitted in any zoning district, and shall comply with the following:

- i. Such signs shall be limited to freestanding, wall or window signs, shall not exceed 64 square feet in total area nor 32 square feet per face, and shall not exceed 8 feet in height. Construction signs shall be removed within 30 days from the time that 95 percent of the lots or dwelling units in the platted subdivision, or filing thereof, have been sold, or the construction project is completed, whichever occurs earlier.
- ii. Construction signs shall be displayed only on the property to which the sign pertains. 1 such sign shall be permitted per street upon which the property either has frontage or has an entrance from a major thoroughfare; provided, that the minimum distance between signs on any single development shall be 1000 feet.

b. Other Temporary Signs

Temporary signs not specifically regulated by the preceding Subsections shall be displayed only in accordance with the following conditions:

- i. Such signs shall be limited to freestanding, window or wall signs only, shall not exceed 32 square feet in total surface area per use, and shall comply with the applicable height and setback regulations for the district in which they are located.
- ii. Such signs shall not remain in place for more than 30 days; except, that the building official may, for good cause, extend the time up to 30 days upon written application.



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TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.  
47.21 ACRES  
PDA-001115-2019

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

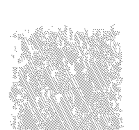
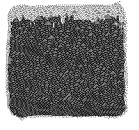

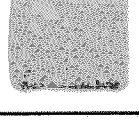
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

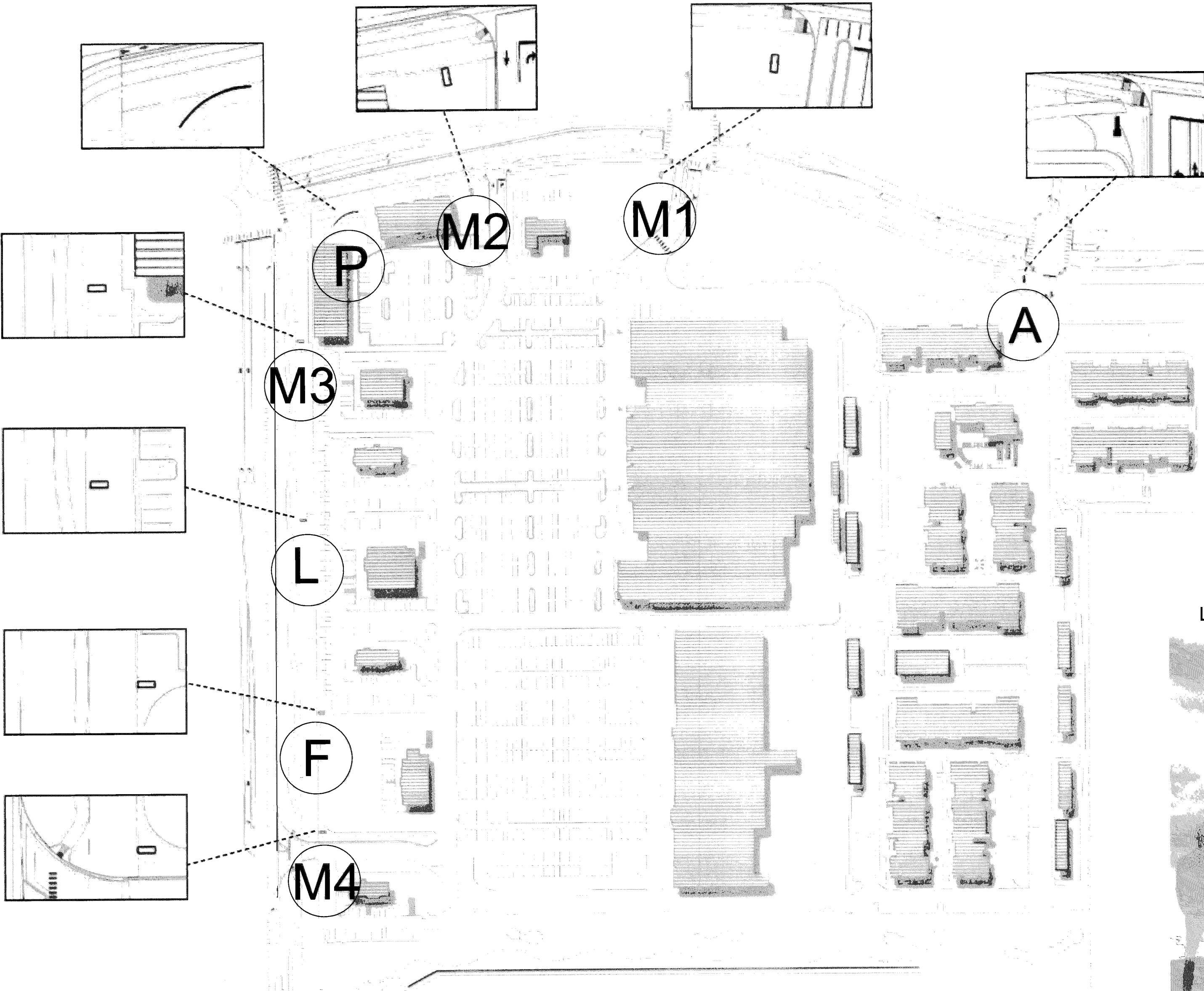
ARTICLE 5 - SIGNS (CONTINUED)

- G. PD Monument Signage Design
- Minor Modifications to design or sign layout may be approved by Town Staff.
  - Paint, metal, and stone manufacturers may be changed so long as proposed design aesthetics are comparable.

Freestanding Monument Sign Design Requirements

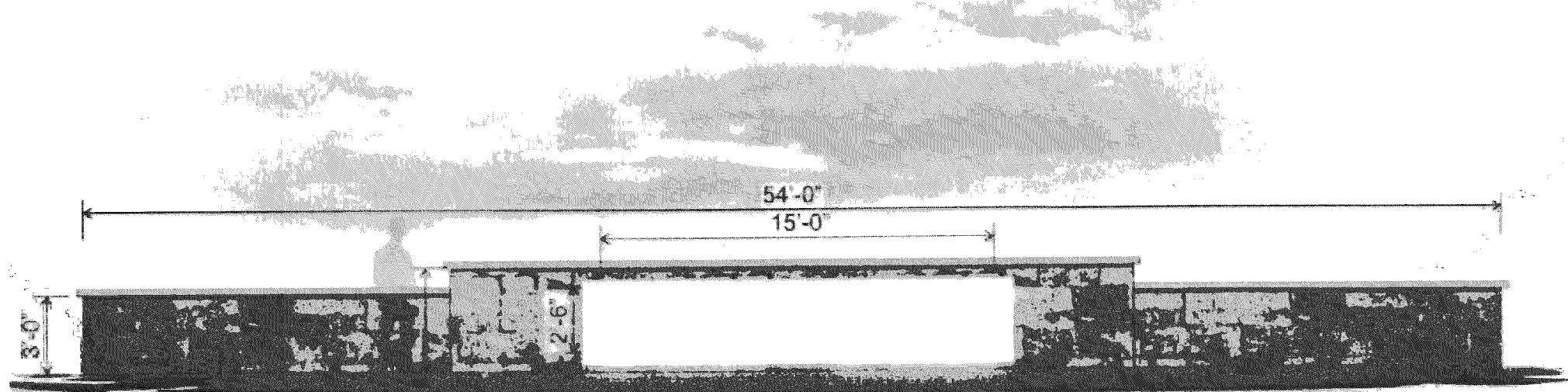
- (P) Project ID Sign  
-One (1) Set of Reverse Pan Channel Letters 4'-0" High Screen Wall, 37.5 sf Single Faced and Internally Illuminated.
- (M) Major Multi-Tenant Monument Sign  
-Four (4) Multi-Occupant Monument Signs 14'-0" High, 70 sf, Double Faced, and Internally Illuminated.
- (L) Low Profile Multi-Tenant Monument Sign  
-One (1) Multi-Occupant Monument Sign 10'-0" High, 50sf, Double Faced, and Internally Illuminated.
- (A) Apartment Monument Sign  
-One (1) Monument Sign 8'-0" High, 40 sf, Double Faced, and Internally Illuminated.
- (F) Fuel Tenant Monument Sign  
-One (1) Monument Sign 10'-0" High, 50sf, Double Faced, and Internally Illuminated.

Materials	
	Accessible Beige SW 7036 Medium Montex Texture
	Cityscape SW 7067 Smooth Finish
	Environmental Stone Nantucket Cobble LedgeStone
	Precast Concrete Cap

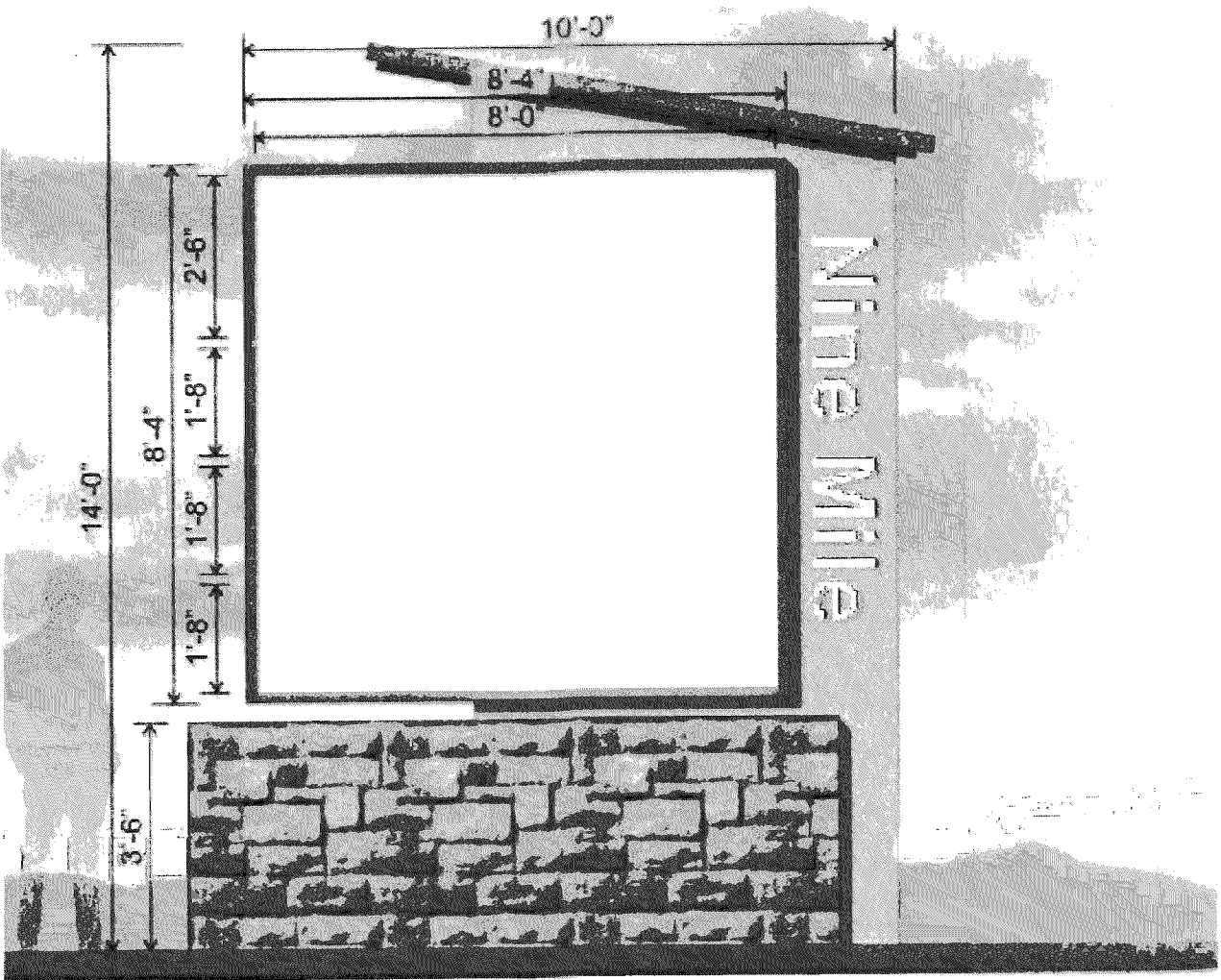


Sign locations shown are not exact, but representational of the general location in which they are placed.

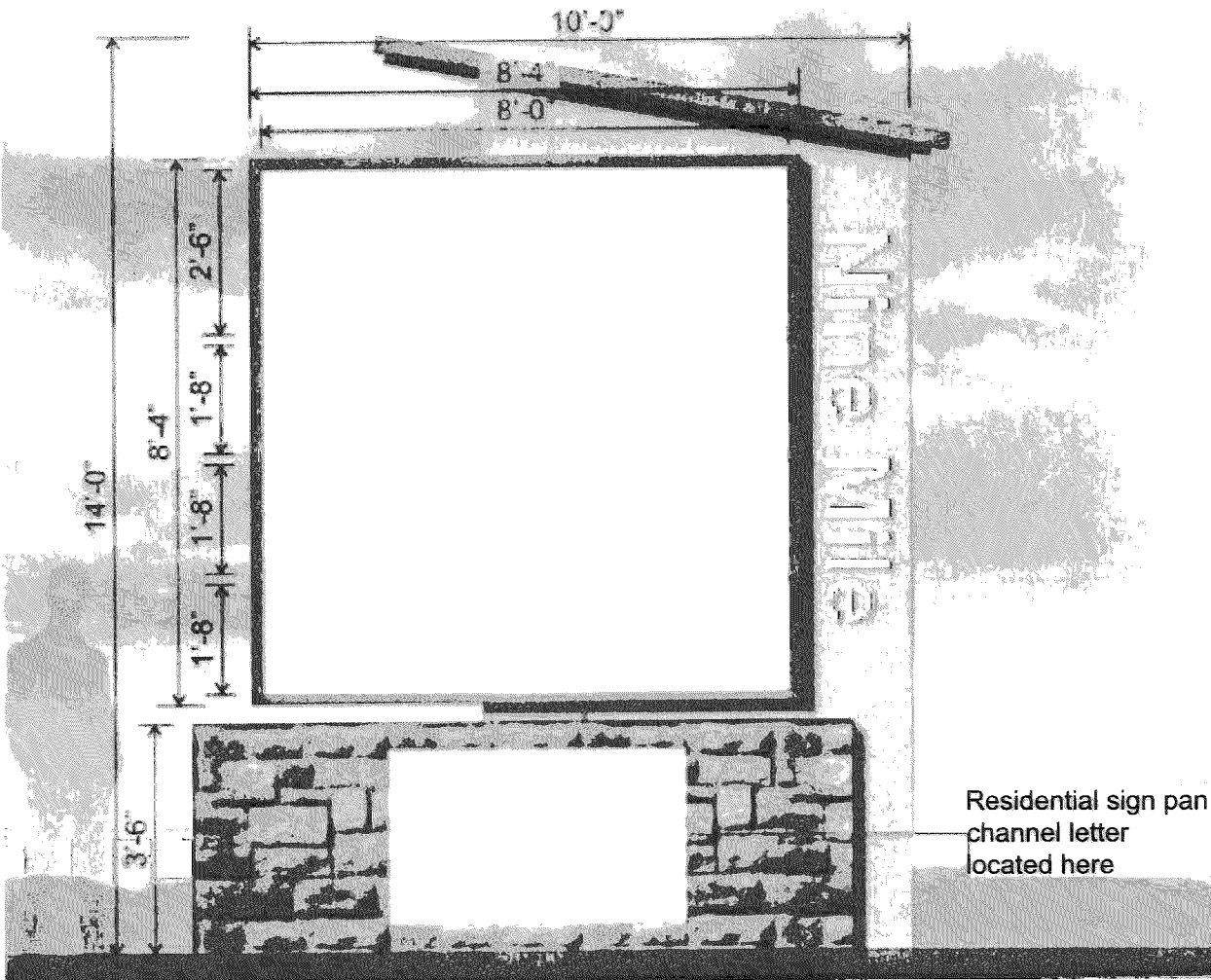
Project Identification Monument Sign (P)



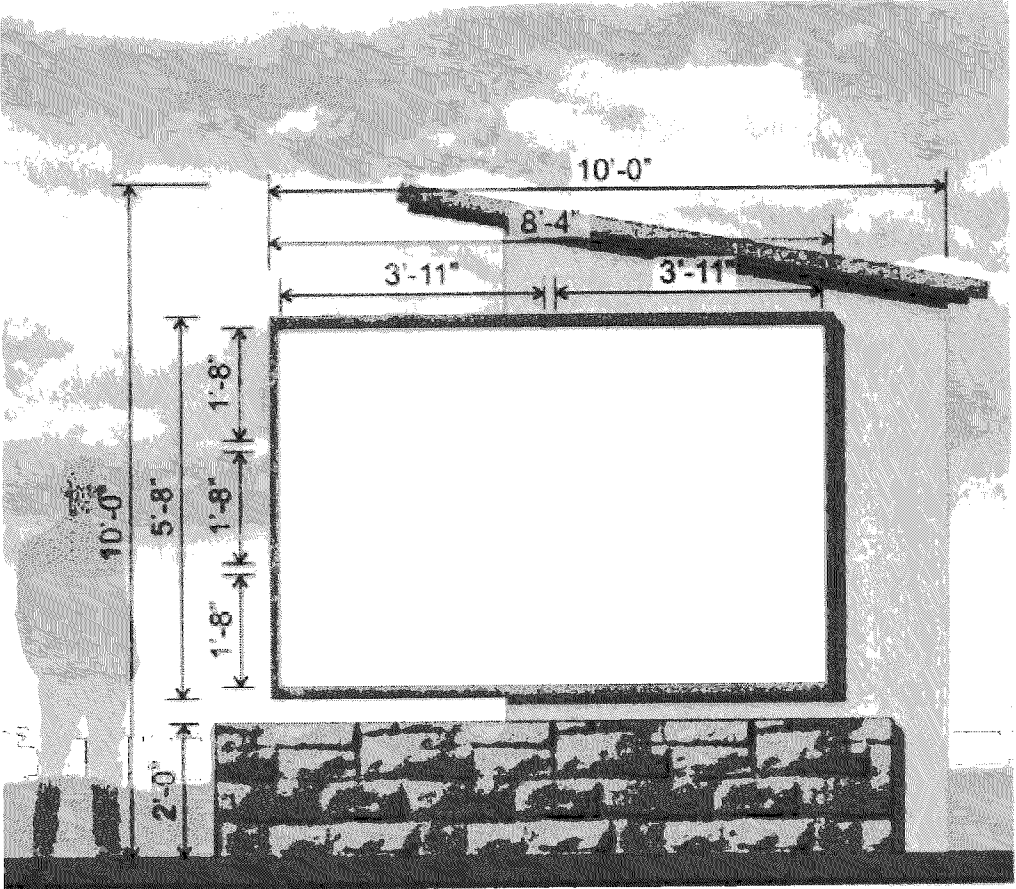
Major Multi-Tenant Monument Sign (M1, M2, M3)



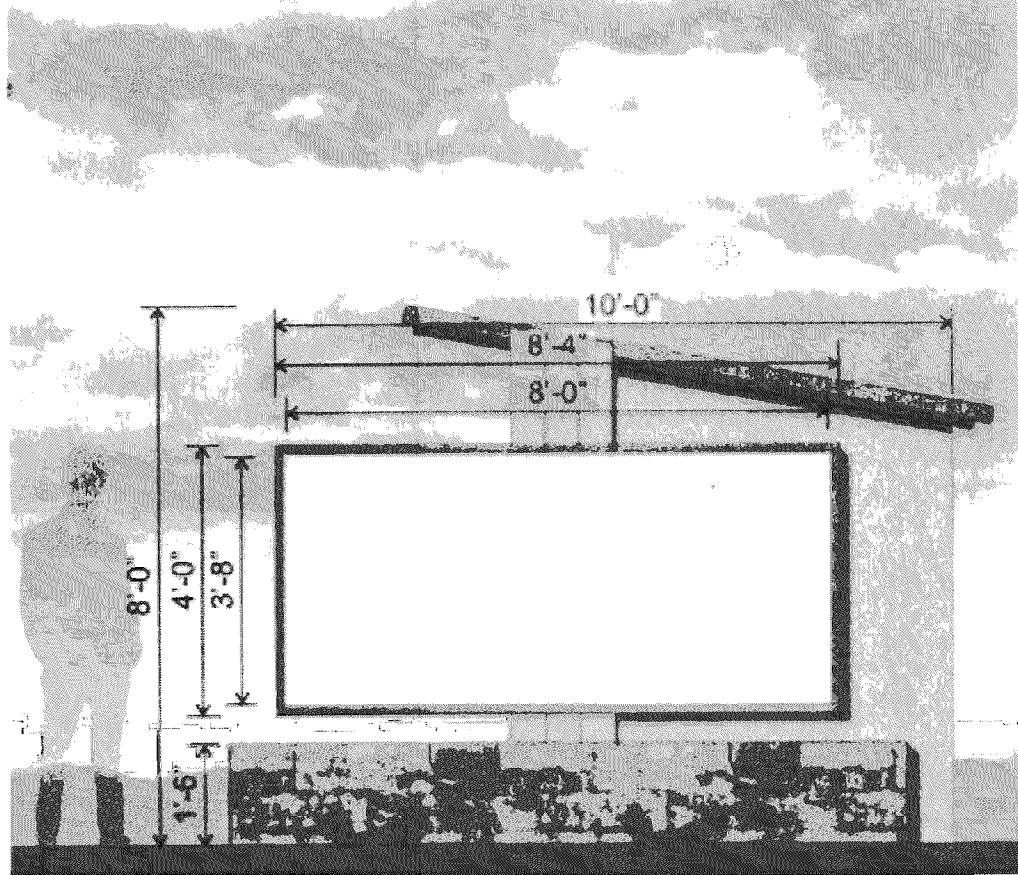
Major Multi-Tenant Monument Sign with Apartment Signage (M4)



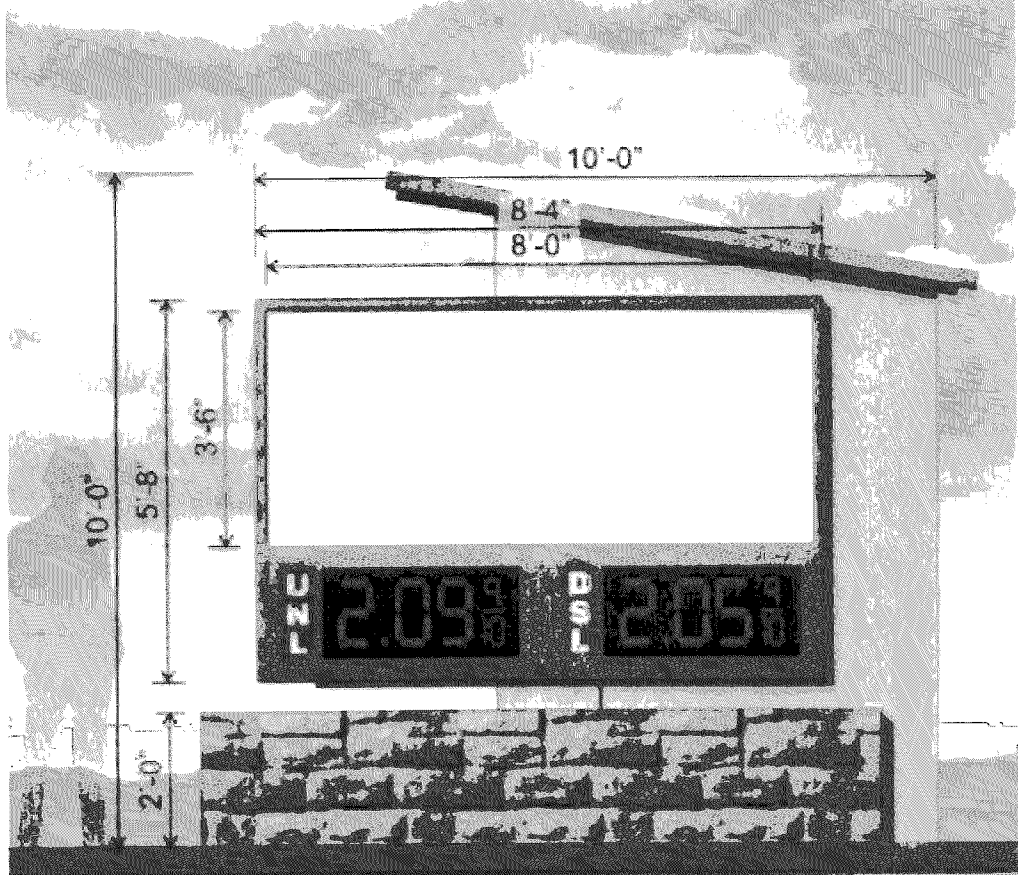
Low Profile Multi-Tenant Monument Sign (L)



Apartment Monument Sign (A)



Fuel Monument Sign (F)



**NINE MILE CORNER**  
PD-DP AMENDMENT NO.1  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

OWNER:  
TOWN OF ERIE &  
TOWN OF ERIE URA  
645 HOLBROOK STREET  
P.O. BOX 750  
ERIE, CO 80516

DATE:

11-16-16  
12-09-16  
03-03-17  
05-04-17  
06-16-17  
08-08-17  
07-31-19  
09-27-19  
11-15-19  
01-28-20  
02-02-20  
04-06-20

SHEET TITLE:  
SIGNAGE PLAN